



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	19
Owner 1:	GOLDMUNTZ PENELOPE S			
Owner 2:				
Owner 3:				
Street 1:	19 MYSTIC LAKE DRIVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	GOLDMUNTZ PAUL E--ETAL -		
Owner 2:	GOLDMUNTZ PENELOPE S -		
Street 1:	19 MYSTIC LAKE DRIVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 2214 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	659,000			659,000		152603
							GIS Ref
							GIS Ref
							GIS Ref
Total Card	0.000	659,000			659,000	Entered Lot Size	
Total Parcel	0.000	659,000			659,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:	297.65	/Parcel:	297.6	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	048.A-0001-0019.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	648,600	0	.		648,600	648,600	Year End Roll	12/18/2019
2019	102	FV	577,600	0	.		577,600	577,600	Year End Roll	1/3/2019
2018	102	FV	508,900	0	.		508,900	508,900	Year End Roll	12/20/2017
2017	102	FV	462,500	0	.		462,500	462,500	Year End Roll	1/3/2017
2016	102	FV	462,500	0	.		462,500	462,500	Year End	1/4/2016
2015	102	FV	426,100	0	.		426,100	426,100	Year End Roll	12/11/2014
2014	102	FV	405,900	0	.		405,900	405,900	Year End Roll	12/16/2013
2013	102	FV	405,900	0	.		405,900	405,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	Measured	DGM	D Mann
11/10/2000	Hearing N/C	189	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ____/____/____

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1924	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.00000000
Name:	89 - 7047

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 7		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		7	3	0
Totals				
1		7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.12425470
Const Adj.:	1.02010000
Adj \$ / SQ:	338.321
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	809544
Depreciation:	150575
Depreciated Total:	658969

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	338.32	
Special Features:	0	Val/Su Net:	297.65	
Final Total:	659000	Val/Su SzAd	297.65	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,214	338.320	749,04	
Net Sketched Area:		2,214	Total:	749,04	
Size Ad	2214	Gross Are	2214	FinArea	2214

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
4						

IMAGE

AssessPro Patriot Properties, Inc

